

LANDMARK HEIGHTS, 172 DAUBENEY ROAD, LONDON, E5
£350,000 LEASEHOLD

**CASH BUYERS ONLY - AN EXCEPTIONALLY BRIGHT TWO
 DOUBLE BEDROOM APARTMENT WITH A PRIVATE
 BALCONY OVERLOOKING DAUBENEY FIELDS**

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DESCRIPTION:

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A rarely available two-bedroom flat, situated on the 2nd floor and offering vast amounts of natural light and green views. The property comprises of two double bedrooms, a newly renovated three-piece bathroom suite, a modern kitchen leading into the living room and a private balcony overlooking Daubeney Fields and the River Lea Navigation Canal.

Landmark Heights is a gated development that has just undergone a major refurbishment programme. The building has a 24-hour concierge and a private gymnasium, whilst the flat comes with its own secure private parking space within the complex. Located just a stone's throw from the open green spaces of Hackney Marshes and London's canal network, popular amongst cyclists and runners. The vibrant Chatsworth Road is a short walk away, with a vast number of trendy cafes to choose from, several restaurants, independent shops, lifestyle shops and even an Independent Cinema (The Castle Cinema), not to mention the ever-popular Chatsworth Road Market which runs on Sundays.

Homerton Overground offers direct links to transport hubs, including Stratford and Highbury & Islington, whilst bus links allow for swift access to Hackney Central and beyond.

The flat also boasts newly fitted energy-efficient windows, with double sliding doors in the living room, a brand-new Worcester Boiler and an integrated fridge & dishwasher in the kitchen.

Note from the Sellers

We have loved living in this building and we will be very sad to leave the Chatsworth Road and Hackney Marshes area. The abundance of light that fills the flat, while being surrounded by so much green scenery is incredibly peaceful and rare in London. We often enjoy watching the Parakeets fly by.

The building has a strong community feel and we have made some long-lasting friendships while living here. The concierges are an important part of this community and are very friendly and helpful. Chatsworth Road has everything you need from local grocery stores, artisan bakeries and cafes (Finks and Stone Bros are our personal favourites), to a dog groomers and an Independent Cinema (The Castle Cinema).

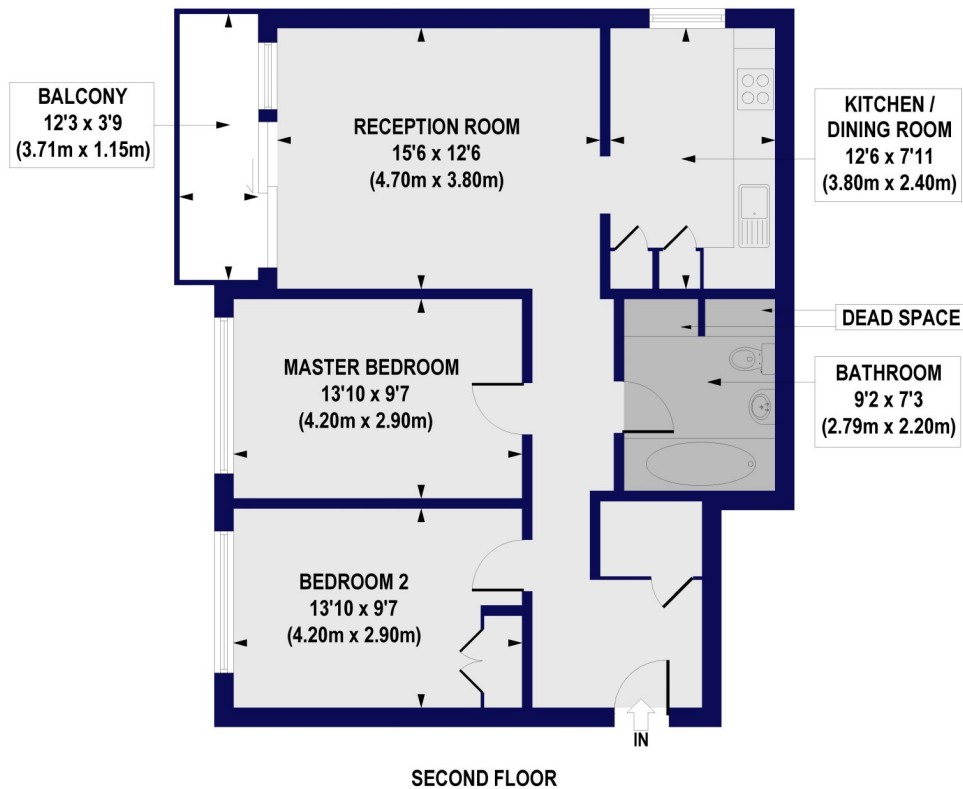
Get lost in nature by exploring Hackney Marshes, the Middlesex Filter Beds Nature Reserve or by meandering down the River Lea Navigation Canal towpath. Jump on a bike, and you can zip along the canal and easily reach the Olympic Park, Walthamstow Wetlands, Hackney Wick or Victoria Park in no time.

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Landmark Heights, Daubeney Road, E5
Approx. Gross Internal Floor Area 777 sq. ft / 72.21 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	73	74
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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